

News *from the* City of Gardner

A newsletter published for the residents of the City of Gardner
City Hall • 120 E. Main St. • Gardner, KS 66030 • 856-0939

July — August 2006

Intermodal and Logistics Park Proposal Fact Sheet

The Intermodal Review Committee has been studying issues related to the proposal from BNSF to construct an Intermodal and Logistics Park, west of Gardner's current City boundaries since April 11, 2006. The committee will help identify and report information to the City Council at the July 10, 2006 Council work session on how to maximize the benefits and minimize the problems associated with such a facility. Listed below are a set of common questions the Committee has received and answers based upon information presented to the Committee as of June 13, 2006.

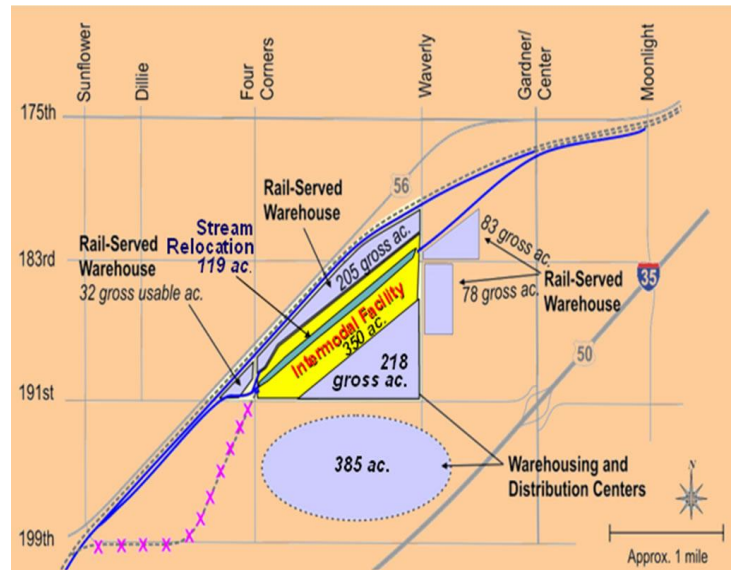
Q: What is an Intermodal and logistics facility?

A: The Intermodal facility consists of approximately 300 acres of land where containers are either lifted to or loaded from the back of semi-trailer trucks. The rail line that passes through Gardner is the main line used to move products from overseas through California to Chicago. This facility will serve the Kansas City area and about one day's drive around. The facility operates around the clock daily. Some times of the week are busier than others.

The logistics park contains/features distribution warehouses which may be rail-served or truck-served. From these warehouses, commodities going to or coming from the rail are stored. The offsite warehousing south of 191st Street is not part of the logistics park, but rather development that may occur as the business environment demands. It was included in the economic impact study and traffic study.

Q: What is the economic impact of this facility?

A: Two economic studies have been conducted which use, as an assumption, the gradual build-out of the site over 15 to 20 years, with about 12 million sq. ft. of warehousing and distribution facilities. This will provide approximately \$50 million in additional revenues to the



City of Gardner during this period and \$190 million to the school district. Currently, the City generates \$2 million in real property taxes. Even if some of these funds need to be invested into the improvements, or some are waived for specific abatement purposes, the amount of money received is substantial.

Q: Will there be a dramatic increase in truck traffic?

A: Traffic is counted by the number of one-way trips. A truck entering and then leaving the facility is counted as two trips. An employee arriving, going out and back for lunch, and then going home is counted as four trips.

The traffic study indicates that approximately 2,200 truck trips and 3,700 auto trips per day will be generated with the

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Mark Your Calendars for the 4th of July Tailgate party!!!



Looking for a fun and safe place to take the family this 4th of July? Bring them to the 4th of July Tailgate party sponsored by the Sesquicentennial Committee! On Tuesday, July 4th, from 6-8p.m. at the GEHS Parking Lot there will be a celebration of our nation's birthday. Come out and enjoy the fireworks show while kicking back with a couple of hotdogs and hamburgers! You can even buy logo memorabilia from the Sesquicentennial Committee for next year's birthday celebration commemorating Gardner's 150th anniversary!

All proceeds from the sale of hotdogs, hamburgers, chips soft drinks, and logo memorabilia will go toward Gardner's 150th Birthday celebration.

The Mayor's Message



Dear Residents,

The community has been involved in a dialogue regarding a proposal made by the Burlington Northern Santa Fe Railroad to build an Intermodal Logistics Park on the western border of the Gardner city limits. This has been a difficult time for Gardner because of the many diverse thoughts and concerns about the impacts of such a project. Gardner citizens, residents who live in unincorporated Johnson County, and citizens from Edgerton have all had many questions. The City Council and I appreciate being contacted by community members and business owners with your view points and suggestions.

A special thank you goes to the Intermodal Review Committee as they continue their work – identifying both the positive and negative issues related to this project. They have worked diligently toward this goal by investigating, asking questions and talking with the citizens of Gardner. The Committee will compile a report to present to the City Council and Planning Commission at the study session July 10th.

The 150th Celebration Committee is well underway making plans for events that will make our Sesquicentennial celebration, in 2007, a year to remember! It is not too soon to mark three important dates on your calendar: On July 4, 2006, there will be a Tailgate Party, in the GEHS parking lot. December 31st, 2006, a very special New Year's Eve party will be held to usher in the 150th year of our community. Both of these events will be fund raisers for the highlight of our celebration – Festival on the Trails – which will be held the weekend of September 14 -15, 2007. The Gardner community has been asking for a festival we can call our own – and with the help of many civic organizations, it is our hope that Festival on the Trails be will an annual event.

As mentioned above, the kick-off for this year-long celebration will be July 4th, prior to the annual fireworks show. This 4th of July Tailgate Party is sponsored by the 150th Celebration Committee and will be held at the Gardner Edgerton High School in the parking lot from 6:00-8:00p.m. There will be hot dogs, hamburgers, soda and memorabilia with the 150th Anniversary logo for sale, with all proceeds going toward Gardner's year-long birthday party. Bring your lawn chairs and blankets to visit with your friends and neighbors while we all celebrate together the birthday of our country.

Sincerely,



Mayor

Mayor

Carol Lehman
clehman@gardnerkansas.gov
856.6971

City Council

David Drovetta, President
davedrovetta@yahoo.com
884.5331

Mary Peters, Vice President
petersdavis@earthlink.net
856.6188

Tom Breen
trebee52@hotmail.com
645-8453

Mark Raney
mraney@kc.rr.com
884.2357

Brad Weisenburger
bweisenburger@bwrcorp.com
221.6846

Department Directors

City Administrator
Stewart Fairburn
sfairburn@gardnerkansas.gov
856.0939

Assistant City Administrator
Melissa Mundt
mmundt@gardnerkansas.gov
856.0939

Parks & Recreation Director
Jeff Stewart
jstewart@gardnerkansas.gov
856.0936

Public Works Director
David Greene
dgreene@gardnerkansas.gov
856.0914

Community Development Director
Fred Sherman
fsherman@gardnerkansas.gov
856.0913

Human Resources/City Clerk
Gwen Scott
gscott@gardnerkansas.gov
856.0951

Finance Director
Laura Gourley
lgourley@gardnerkansas.gov
856.7535

Public Safety Director
Ken Francis
kfrancis@gardnerkansas.gov
856.7312

Intermodal and Logistics Park Proposal Fact Sheet, cont.

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Alliance, TX Logistics Facility

opening of the facility. This is equivalent to the current truck traffic at Old Highway 56 and Lone Elm Road in Olathe. At build-out, which is assumed to be in 20 years and includes 12 million

square feet of warehouse and distribution facilities, the study estimates a total of 59,000 auto and truck trips combined, with trucks comprising 10 to 15 percent of that number, or around 5,000 to 8,000 trips. The highest existing daily truck traffic count on the state highway system, - which is based on KDOT's traffic map (which is posted on the web site) - is 10,400 truck trips per day on I-35 between the U.S. 69 and the 75th Street interchanges. As a data comparison, there would be about 35,000 daily vehicle trips generated if the entire 1,300 acres of this proposed site were developed with single family homes. Commercial and industrial developments produce a higher trip generation than residential land uses.

The traffic study shows a new interchange to be built on I-35 south of the Gardner Road interchange. This new interchange, combined with improvements to Waverly and 191st, is designed to be an efficient way for trucks to enter and exit the facility, keeping the amount of truck traffic in Gardner to a minimum.

Q: Who will pay for the infrastructure?

A: It is anticipated that the interchange necessary for this project will be paid for by a combination of federal, state and developer dollars.

The improvements to local roads and utilities are planned to be paid for by the developer.

Q: Can BNSF proceed with the Intermodal Facility regardless of what the City says?

A: BNSF can locate on the property without the approval of City of Gardner. BNSF stated in a letter sent to Mayor Carol Lehman dated May 24, 2006, "It is BNSF's intent to pursue development of the Gardner site pending confirmation of access and utility plans and a successful developer bid."

On May 25, 2006, Mayor Lehman asked BNSF the following question: "If the Gardner City Council ultimately votes to not support the Logistics Park, will BNSF proceed with the project?" BNSF's response follows: "BNSF's intent is to proceed as outlined in our letter dated May 24, 2006. This will include working with all jurisdictions that enable the Logistics Park to become an economic success for the entire Kansas City Region and a national model for business development. Annexation by the City of Gardner in and of itself is not a necessary precondition for moving

forward with the project; however, BNSF believes Gardner's participation will add significant value and offers an important opportunity for Gardner to share in the ultimate economic benefits."

BNSF is granted federal authority to locate and construct all facilities related to railroad transportation, regardless of state or local statute. (*Title 49, United States Code*) Additionally, the City Attorney has found no case law that would suggest the city, county, or state has power to prohibit the proposal from moving forward.

Q: If the City does annex the site for the proposed BNSF facility, will the City have a say over landscaping, access, traffic, etc.?

A: Yes. If the City Council directs staff to proceed with annexation of the property, it would have to be zoned and platted. Plans submitted by BNSF would be reviewed and approved under the control of the City of Gardner. Transitional land use, screening, landscaping, building materials, lighting, and traffic control would all be a part of the process.

Additionally, the Intermodal Review Committee is charged with reviewing BNSF's proposal and developing certain standards that must be met by BNSF if the City decides to annex the land. This includes things such as idling ordinances, night sky ordinances, etc. A full list of the Committee's recommendations will be posted on the City's website after the July 10th Council work session.

Q: If the City does NOT annex the property, will the County be able to dictate landscaping, road enhancements, etc.?

A: If the City of Gardner does not annex the property, Johnson County would likely have some discretion over the development of future warehousing, including landscaping and road enhancements. The City of Gardner and Johnson County have different development standards. For example, New Century Air Center, a large industrial park located outside the City limits and within County jurisdiction, was constructed under the approval and oversight of Johnson County. There are less stringent design requirements for building design and outside storage.

Q: What happens if the City does not annex and the County also says 'NO'? What options does BNSF have?

A: BNSF needs no approval from local government entities to proceed with the Intermodal facility. When the land purchases are complete, BNSF has the federal authority to proceed with the Intermodal facility without local, county, or state government approval.

Q: Did the City 'invite' BNSF to Gardner?

A: The City of Gardner did not invite BNSF. BNSF

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Recreation Activities

REGISTER TODAY!!

Go to www.gardnerkansas.gov to see more recreation opportunities. Register online or mail registration to 120 E. Main, Gardner, KS 66030.

Activities for Everyone!!



5th Annual Parks and Recreation Prairie Punisher Duathlon and 5K

The Gardner Parks and Recreation Prairie Punisher Duathlon consists of a 5K run, a 30k bike ride, followed by a 5K run. A 5K run and 5K walk will be held in conjunction with the Duathlon. This event is USAT certified.

The Duathlon is open to all individuals ages 15 and older. The 5K race and walk are open to all age groups. Competitors under 18 years of age, must have parental/guardian consent (must sign registration form to be accepted).

When: Saturday, July 29th 7:00 a.m.

Packet Pick-up is from 5:30 a.m. to 6:30 a.m.

Where: Gardner-Edgerton High School
425 N Waverly, Gardner, Kansas

	<u>By 7/14</u>	<u>After 7/14</u>	<u>Race Day</u>
Individuals	\$35	\$45	\$55
Teams	\$45	\$55	\$65
5K Run	\$12	\$15	\$20
5K Walk	\$10	\$12	\$15



Youth Cheerleading

Come cheer your Gardner Parks and Recreation's Flag Football team to victory!! Participants will attend training sessions to learn chants and cheers. Uniforms will be provided, and may be kept by participants at the end of the season. Games are played on Saturday mornings and possibly one night during the week. Participants will arrive 30 minutes prior to game time to meet for warm up and preparation.

Registration Opens: August 1

Location: Westside Sports Complex

Grades: K thru 6

Fee: \$45

\$25 for returning cheerleaders who still have their uniform

Registration Deadline: September 8



New and returning squad leaders must submit a 2006 coaching application by September 1.

Adult Softball/Fall League

All leagues will consist of a minimum of 5 week, 10 game, double-header leagues. Players must be 18 years and older. All games will be played at Westside Sports Complex. Top 2 teams in each league will receive awards.

League Fee: \$300.00

Registration Deadline: August 4

<u>Program</u>	<u>Start</u>	<u>Day/Time</u>
Co-ed Rec.	8/13	Sun/4:00-8:00
Co-ed Comp	8/13	Sun/4:00-8:00
Men's D	8/15	Tues/6:30-9:30
Men's D	8/17	Thurs/6:30-9:30
Women's D	8/16	Wed/6:30-9:30



Fees must be paid before deadline, only one check, credit card, money order or cash payment for entire amount will be accepted. Teams will be accepted on a first come first serve basis until leagues are full.

NFL Flag Football

This is NFL Flag presented by Nike, the NFL's official non-contact flag football league. Sign up for the NFL Flag and you'll not only learn the game, you'll love it. NFL Flag is open to all kids grades 1 thru 6, and it's a blast for everyone.

Practices will begin in mid September with games beginning in early October. Games are generally played on Saturday mornings and one night during the week.

Registration Opens: August 1

Location: Westside Sports Complex

Grades: 1 thru 6

Fee: \$45.00

Registration Deadline: September 8

Please contact the Gardner Parks and Recreation Department for a NFL Flag Football registration form or one will be sent home with your child from school.

*****Late registration will be accepted to fill up teams only, and will be charged a \$15.00 late fee.**

*****New and returning coaches must submit a 2006 coaching application by September 1.**



Youth Volleyball information on reverse side!

Youth Volleyball

The Gardner Parks and Recreation Youth Volleyball league is open to all kids grades 3 thru 6. Learn the specifics of bumping, passing, setting, serving and learn how to play by the rules. Practices will begin in mid September with games beginning in late September to early October. Games will be played on Saturday mornings.

Registration Opens: August 1

Location: TBA

Grades: 3 thru 6

Fee: \$40

Registration Deadline: September 8



Playgroup in the Park

Gardner Parks and Recreation's first ever Playgroup in the Park series is coming to an end. These are last your chances to join in on the fun! We have been meeting at a different park each week, giving you the chance to visit all the parks in Gardner. All ages are welcome! Gardner Parks and Recreation provides a new activity for the kids each Playgroup (see descriptions below). **Please RSVP one week prior by calling 856-0936 as it helps to know how much supplies we need to bring.** See you there!

In case of inclement weather the Playgroup will be cancelled and not rescheduled.

Playgroup in Veterans Park: It's getting hot outside so it's time to put on our summer gear! We will be making sun visors. Kids will get the chance to decorate and personalize them making them the most fashionable sun visors around! Don't miss out!

Date: July 13

Time: 10:00 a.m. to 11:00 a.m.

Age: Any

Fee: \$5 (you may pay that day)

Location: Veterans Park

Center & Pawnee

Gardner, KS

RSVP by: July 6



Playgroup in Cornerstone Park: Don't miss out on the last, most exciting Playgroup of the summer! We will be decorating bird houses in which the kids can take home and hang proudly in their back yards. Also, bring your family a picnic lunch and a blanket. After playtime we'll kick back in the shade and enjoy the weather before it gets too hot!

Date: July 27

Time: 10:00 a.m. to 12:00 p.m.

Age: Any

Fee: \$5 (you may pay that day)

Location: Cornerstone Park

126 E. Washington

Gardner, KS



Neighborhood Park Parties!

Come spend time with your family and friends at a Gardner Parks and Recreation Neighborhood Park Party! Each of these free events will be a great time for you to meet some of the Parks and Recreation staff and possibly some of your neighbors too! Please bring a side dish to share with others. Hotdogs, chips, drinks, condiments, silverware and flatware will be provided by the Gardner Parks and Recreation Department. There will be prizes and giveaways at the event so don't miss out!

Meadowbrook Park

Date: Friday, August 25

Time: 6:00 p.m. to 7:00 p.m.

Age: All

Fee: Free

Location: 311 W. Main
Gardner, KS



Stone Creek Park

Date: Friday, August 25

Time: 5:30 p.m. to 7:00 p.m.

Age: All

Fee: Free

Location: Stone Creek Drive & Stone Creek Circle
Gardner, KS

Winwood Park

Date: Friday, September 8

Time: 5:30 p.m. to 7:00 p.m.

Age: All

Fee: Free

Location: Winwood Park
520 North White Drive
Gardner, KS



Veterans Park

Date: Friday, September 15

Time: 5:30 p.m. to 7:00 p.m.

Age: All

Fee: Free

Location: Veterans Park
Center & Pawnee
Gardner, KS



Bands in the Park

Get all of your friends and family together to enjoy the awesome weather in September! Gardner Parks and Recreation's 2nd Annual Bands in the Park event will be a great way to get outdoors when Autumn Fever hits. Come out and enjoy classic rock music from our local, uprising band **Static 210** and other bands guaranteed to entertain any audience! Bring your lawn chairs, blankets and dancing shoes and enjoy music for all ages at **NO CHARGE!** Lots of games and entertainment will be provided for the kids including a moonwalk and giant slide! Concessions will also be available to purchase food and drinks throughout the event. See you there!

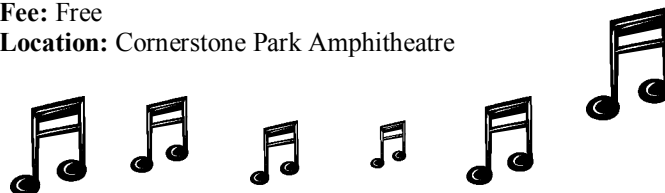
Date: Saturday, September 16

Time: 5:00 p.m. to 10:00 p.m. *Specific schedule TBA*

Age: All

Fee: Free

Location: Cornerstone Park Amphitheatre



Intermodal and Logistics Park Proposal Fact Sheet, cont.

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originally identified several potential locations in the region for a new Intermodal Logistics Park.

Q. Is it true that Olathe just said 'NO' and that's why the facility did not go in the Gardner/Olathe site?

A. BNSF chose the proposed site west of Gardner based on the following reasons, from BNSF letter dated June 2, 2006:

"The Olathe site while meeting the minimum requirements, was not the best choice because it lacked expansion potential. Here are the other reasons why the Olathe site wouldn't work.

- The Olathe site is smaller and the growth and expansion potential is limited by surrounding development including rail, airport and industrial park on the west, the quarry on the north, and I-35 on the east, and the existing commercial businesses on the south. In addition to the smaller site, the configuration limits flexibility in the design and construction of a Logistics Park.
- The Olathe site presents very limited opportunity to co-locate potential Intermodal distribution centers with direct hub access; thus it significantly reduces the attractiveness of the location for potential new customers as well as limiting the potential economic and commercial benefits.
- Potential access to the site and traffic circulation are also constrained by existing development, making it

unlikely that the State would approve a new interchange to serve the site directly.

- Potential operational impacts resulting from the close proximity to the existing industrial park at the airport limits efficient operations."

The Olathe site, as it is being referred to, was split between Gardner and Olathe, east of New Century Air Center and north of 56 Hwy. This site lacked expansion potential for future warehouses. There were many landowners who were not interested in selling their property. The east site would have been split between the two municipalities, requiring approvals of two Planning Commissions and two City Councils. Also, Clare Road was a major problem, as the site between Olathe and Gardner would have dictated a need to cut-off Clare Road from the north.

Q: Has the City already said 'yes' to BNSF?

A: No. City staff was approached by BNSF regarding this proposal and the Mayor requested that an economic impact study and a traffic impact study be provided. After the completion of those studies in March of 2006, the Mayor, with the approval of the Gardner City Council, formed a special review committee to study those reports and provide a list of pros and cons related to the proposed logistics facility park.

Q: Why doesn't BNSF build this facility in Ottawa?

A: While interested parties in the City of Ottawa may or may

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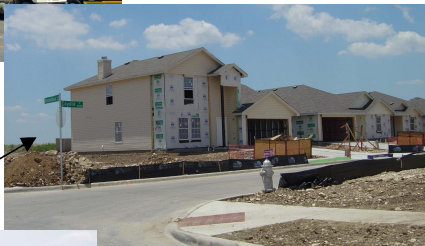
Intermodal Review Committee Tours of Alliance, TX and Elwood, IL

Alliance, TX —June 3rd, 2006

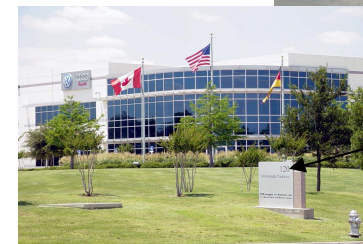


Inside Alliance Intermodal Facility

Residential housing being constructed less than a mile from the site



Logistics distribution facility



This information is available in greater detail at www.gardnerkansas.gov.

Elwood, IL —June 3rd, 2006

Entrance to Elwood Intermodal facility



Newly completed residential construction approximately 2 miles from site



Logistics distribution facility



Intermodal and Logistics Park Proposal Fact Sheet, cont.



BNSF Gardner Logistics Park
191st Street between Waverly and Four-Corners Road – Viewpoint to the Northwest

Rendering provided by BNSF for June 6, Public Forum

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not want the Intermodal facility, BNSF has indicated they have no intention of locating their facility there. In a letter sent by BNSF on June 2, 2006 they stated "...From our [BNSF] perspective, the farther out [we] try

to develop such a Logistics Park, the more difficult the economics and the less attractive the site becomes for shippers."

Q: There is a concern about terrorist threats. Are we opening ourselves up to these kinds of activities? Are only a small percentage of the containers checked at the ports?

A: Containers are inspected for illegal contraband, illegal immigrants and other security risks at the point of entry by Customs and Port Authority operations. At the point of origin, seals are placed on all containers. The integrity of the seal and container are inspected upon arrival at a BNSF facility prior to acceptance. If there is an exception found on the container or broken seal upon arrival, it is immediately investigated by BNSF Resource Protection to determine tampering or potential loss of content.

Q: What effect will the facility have on our environment such as noise, light, and non-point source pollutants?

A: Noise should have little effect on the surrounding houses since Intermodal trains do not have the same level of coupling noises as heard in a rail yard and electric-powered wide-span cranes provide quiet container loading/unloading operation.

Lighting is an issue, however, with the use of new electric crane technology providing direct lighting to the work area, and other lighting controls that the City of Gardner can pursue, the impact should be minimized. There will be a difference in the night sky from when it was primarily agricultural land.

Stormwater detention will prevent erosion and assist in treating runoff from the site. The facility will have controls to prevent water pollution. Air pollution is increased with the concentration of trucks in one area. The City of Gardner will be considering

Community Calendar

July 3rd
Council Meeting Cancelled

American Legion
Free Fireworks Celebration on
July 4th
Gardner Edgerton High School
at approximately 9:30 pm

The Gardner Sesquicentennial Committee is hosting a
July 4th Tailgate Party from
6 - 8 pm at Gardner Edgerton High School. Hot dogs, burgers, chips & soft drinks, as well as logo memorabilia, will be sold.

Help kick-off Gardner's 150th Birthday!

City Offices Closed in honor of
July 4th Holiday on Tuesday,
July 4th

Special Council Meeting
July 19th at 7:00 p.m.
Gardner Edgerton High School Auditorium

Prairie Punisher Duathlon & 5K
Run/Walk on **July 29th**
7:00 am at
Gardner Edgerton High School
www.gardnerparks.gov

Johnson County Fair
August 7th-12th
www.jocokansasfair.com



Johnson County Fair Comes to Gardner in August!



The City of Gardner welcomes the Johnson County Fair August 7-12

Events include:

- August 7 — Open Youth Rodeo at 6:00 p.m.
- August 8 — Bands at Cornerstone Park at 8:00 p.m.
- August 8 — Family Fun Night beginning at 5:00 p.m.
- August 9 — Lawn Mower Racing at 7:00 p.m.
- August 10 — Bull Blast & Barrel Racing at 7:00 p.m.
- August 11 — Amateur Flat Track Races begin at 6:30 p.m.
- August 12 — Annual Fair Parade at 11 a.m.
- August 12 — Demolition Derby at 7:00 p.m.



Visit
www.jocokansasfair.com
for more details.

Intermodal and Logistics Park Proposal Fact Sheet, cont.

(Continued from page 7)

idling restrictions to minimize the issue, as well as making sure that the interchange is built by the time of opening so the trucks have an efficient means of entering and exiting the facility. Train horns should be less frequent, as some railroad street crossing are planned to be closed and some to be elevated.

This facility's purpose is to handle consumer goods coming in from overseas, thus reducing the likelihood of hazardous material incidents. However, it is important to note that hazardous materials response will be addressed through cooperative efforts between BNSF's own contracted hazmat response company and the City of Gardner. The City of Gardner would work in conjunction with BNSF and its contractors related to training, planning and response for any sort of issues pertaining to public safety.

Q: Will Main Street be expanded to six lanes by BNSF?

A: No. The traffic study done by HDR does not indicate that Main Street (U.S 56 Hwy) would need to be modified as the result of the proposed Intermodal Logistics Park. The traffic study does indicate that vehicle traffic will increase as the City continues to grow, and the existing four lane configuration of Main Street will reach capacity at some point in time. This will require that the City and KDOT address the traffic issue in the future, with or without the proposed Intermodal facility.

To learn more visit www.gardnerkansas.gov.

Schedule of Public Meetings **(120 E. Main Street)**

City Council Regular Meetings

1st and 3rd Monday of the month at 7:00 p.m.

City Council Work Session

2nd Monday of the month at 6:00 p.m.
4th Monday, when needed

Planning Commission Regular Meetings

2nd Monday and 4th Monday of the month at 7:00 p.m.

Gardner Municipal Court

2nd Tuesday of the month,
the Wednesday following the
2nd Tuesday and the
4th Wednesday of the month
(All court sessions begin at 6:00 p.m.)

Website Address

www.gardnerkansas.gov

Visit the New City Website at www.gardnerkansas.gov

If you would like to receive City
Council Meeting Agendas via email
send your request to
jhackney@gardnerkansas.gov

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